

FOR LEASE

NEW CONSTRUCTION

Industrial Facilities: ±10,300 & 12,700 SF Available
Conveniently Located Only One Mile from I-24 Via
Waldron Rd

161 Bain Drive, La Vergne, TN 37086



HIGHLIGHTS

- New construction
 - 10,300 SF and 12,700 SF
 - Estimated Completion: August/September 2021
- ±1,175 SF Office per Facility
- ±12,700 SF; Lease Rate: \$10.50 / SF N
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- (1) Dock / (2) 12' x 14' Drive-in Doors / option for 2nd dock
- 18' Eave Height
- Fully Sprinklered
- ±4.51 Acres (shared among 6 facilities)
- Outside Storage
- Conveniently located only one mile from I-24 (off Waldron Road); next to Panattoni's new Park 24 development



ESTIMATED OPERATING EXPENSES

Taxes:	\$1.46/ SF
Insurance:	\$0.13/ SF
CAM:	\$1.00/ SF

**Subject to change after construction is completed*

CURRENT PROGRESS



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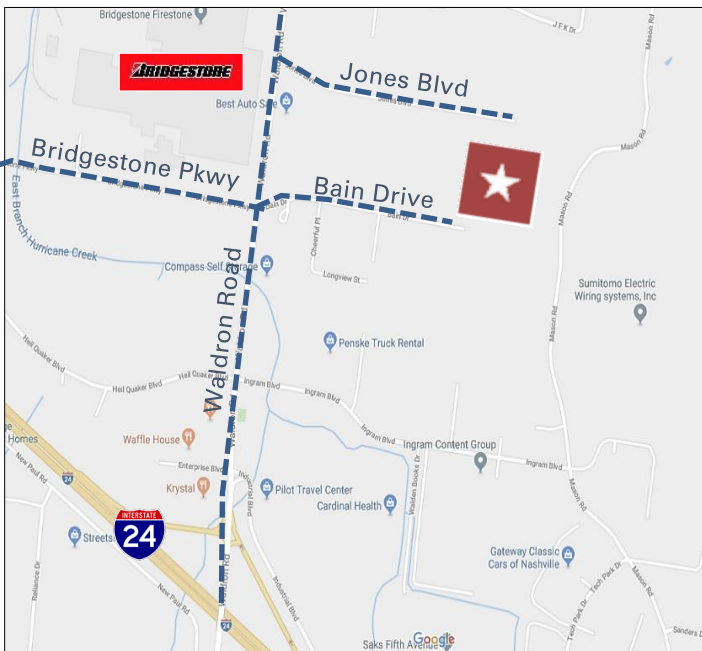
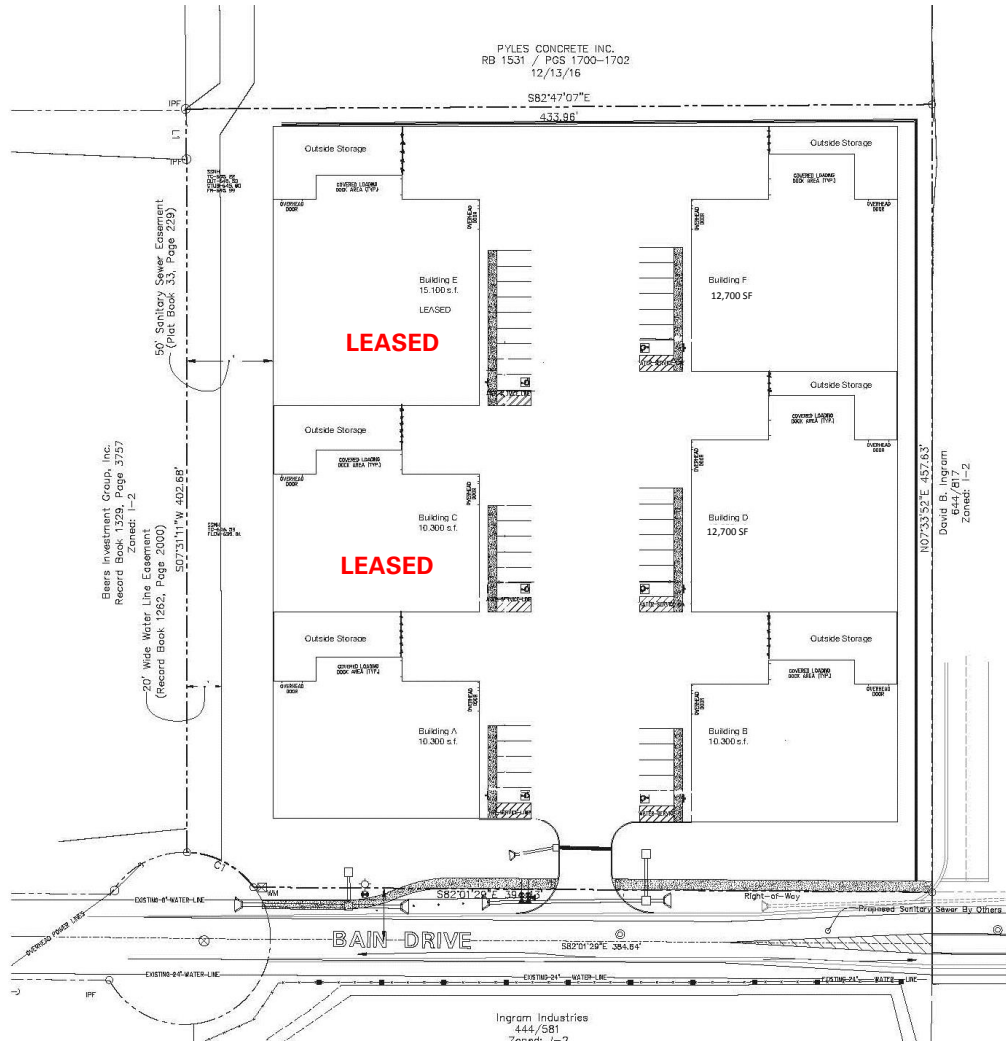
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**CHARLES
 HAWKINS CO.**

SITE PLAN



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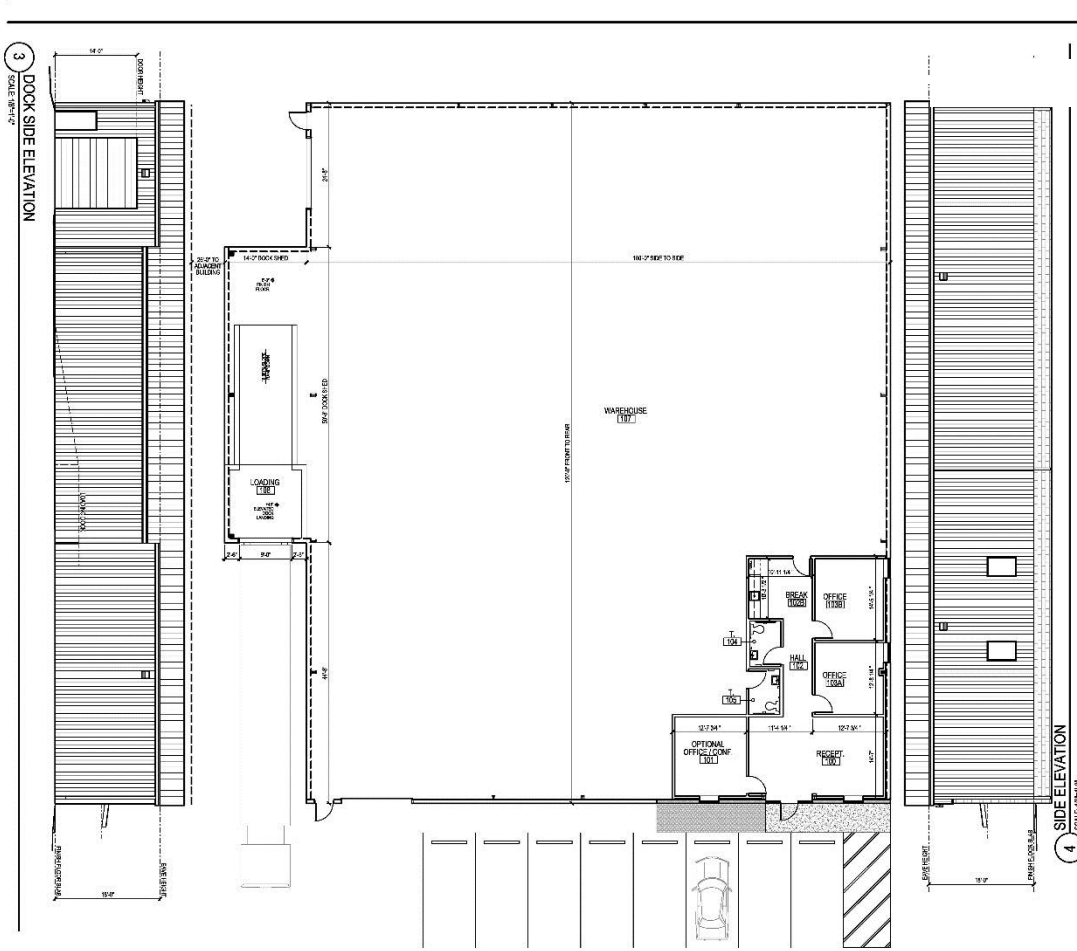
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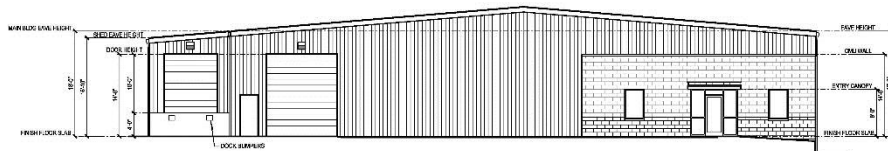
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CHARLES
 HAWKINS CO.

FLOOR PLAN –
 12,700 SF



1 FLOOR PLAN
 SCALE: 1/8"=1'-0" 12,700
 GROSS SQ. FT.



2 FRONT ELEVATION
 SCALE: 1/8"=1'-0"

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